

Before the Board of Zoning Adjustment, D. C.

Application No. 11880 of the Government of Hungary, pursuant to Section 8207.2 of the Zoning Regulations for further processing of a Planned Unit Development as provided by Section 7501.4 of the regulations in the R-5-C zone at the premise Linnean Avenue, N. W., known as Lots 1, 2, 4, & 5, Square 2231.

HEARING DATE: February 19, 1975

DECISION DATE: February 25, 1975

FINDINGS OF FACT:

1. The current application relates to the Hungarian element of a planned unit development (lots 1, 2, 4, & 5, of Square 2231).

2. A public hearing was held by the Board of Zoning Adjustment on February 19, 1975.

3. The preliminary application for a planned unit development was filed jointly by the Governments of Hungary, Poland, Indonesia and Czechoslovakia on March 17, 1971. The zoning Commission on October 26, 1973 issued Order No. 70 granting preliminary approval with conditions.

4. The final application for a planned unit development was filed separately by each government, but combined for purposes of consideration by the Zoning Commission. A change of zoning from R-1-A to R-5-C was requested by the four governments and construction of a new combination embassy/chancery was requested by Hungary and Poland. The Zoning Commission, on December 30, 1974, issued Order No. 106, and approved the requested zone change from R-1-A to R-5-C and approved the construction of the new combination embassy/chancery for Hungary and Poland, subject to conditions and guidelines, all as set forth in Case 74-7/71-5F; Order 106.

5. The applicant has submitted the following documents as required under Paragraph 7501.41 of the Zoning Regulations, and as required by the Zoning Commission, as set forth in its Order No. 106.

a. Floor plans and elevations of building (Sheets A-1 thru A-7 dated June 30, 1974).

b. Roof plans and architectural elevations of roof structure (Sheets A-3 thru A-7, dated June 30, 1974).

c. Final grading and drainage plan (Sheet C-3, dated June 30, 1974).

d. Planting and landscaping plan (Sheet C-1, dated June 30, 1974).

e. Site plan (Sheet C-2 dated June 30, 1974).

f. Basement parking plan (Sheet A-1).

g. Structural, heating and ventilation, plumbing, and electrical plans (Sheets A-1 thru A-17, S-1 thru S-13, HV-1, thru HB-9, P-1 thru P-11, E-1 thru E-18, TB-1; all dated June 30, 1974).

6. The filing of this application is within the time limit specified under Paragraph 7501.61 of the Zoning Regulations.

OPINION :

The Board's review of the detailed plans submitted by the Government of Hungary reveals that they are, with the exception of minor changes, substantially identical to the submission approved by the Zoning Commission in its Order N 106, dated December 30, 1974. The development as proposed by the Government of Hungary is in harmony with the conditions and guidelines set out in Order N 106, Case N 74-7/71-5F and Section 7501 of the Zoning Regulations, and is in accordance with the intent of the Zoning Commission for this development. The landscaping, planting, screening, site plan, and drainage plans comply with the spirit and intent of the conditions contained in the Zoning Commission Order, and are therefore found to be satisfactory.

ORDERED: That the above application be GRANTED subject to the following conditions:

1. A schedule for staging and completion of construction be filed with the Board for approval.

2. The Board, under the terms of this Order, shall retain jurisdiction to modify this approval as provided by Paragraph 7501.49 of the Zoning Regulations.

3. Approval of the application by the Board of Zoning Adjustment shall not relieve the applicant of the responsibility of conforming to all other applicable codes and ordinances of the District of Columbia

4. The change of zoning shall not be effective until the recordation of the covenant required by Subsection 7501.2 and completion of the planned unit development process.

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VOTE: 5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: 11-10-1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED
WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS
AFTER THE EFFECTIVE DATE OF THIS ORDER.